



Planning & Economic Development Department  
100 Hughes Road  
Madison, Alabama 35758

## Planning Commission Staff Report

**Date:** April 21, 2022

**Project:** Veracity Management (Site Plan 2022-009)

**Applicant:** J.M. Phillips Engineering, LLC

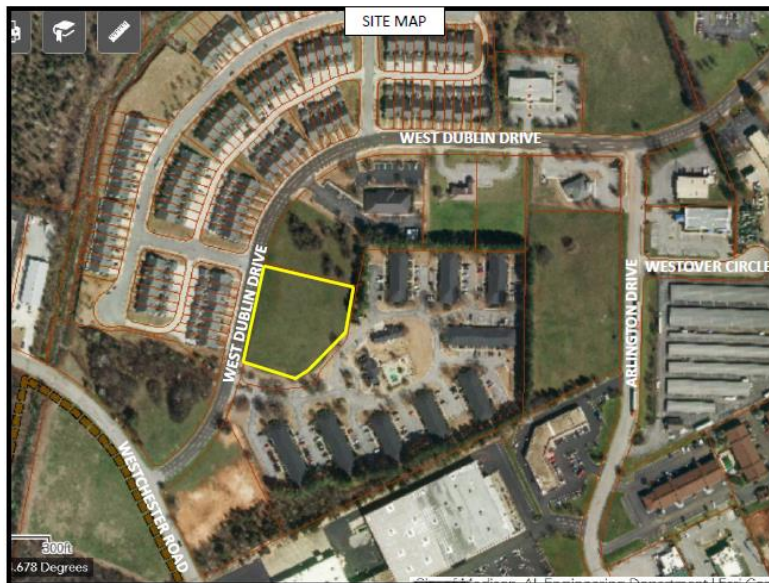
**Property Owner:** Veracity Management, Inc.

**Location:** South and east of West Dublin Drive, West of Arlington Drive

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### Request Summary

This is a request for a site plan for a 10,754 square foot single story office building on 1.997 acres.



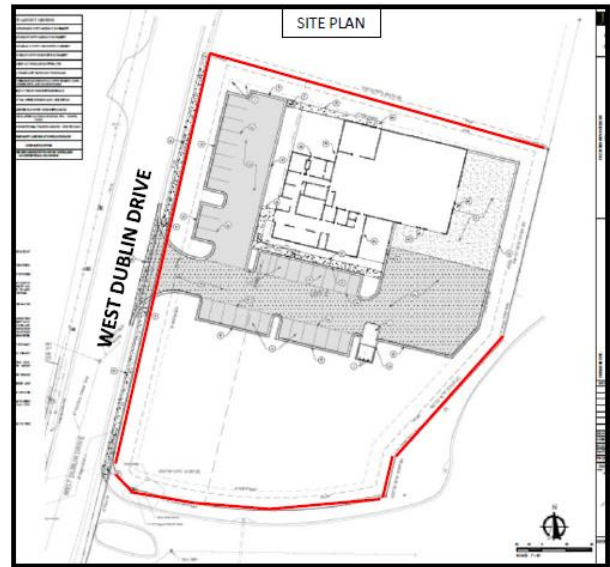
### Recommendation

Motion to:

“Approve the Site Plan for Veracity Management (SP2022-009) with contingencies.”

## **Project Request**

This is a site plan for a commercial project to construct a 10,754 square foot single story office building. Site improvements include asphalt pavement for vehicular travel areas, parking area and access to facilities. Pavement areas for personal vehicles will be located south and west of the building. The front elevation of the structure and main parking will face West Dublin Drive and the loading area will be located south and east of the building. Stormwater will be conveyed to an underground detention system. An offsite storm sewer extension will be constructed to convey the runoff from the site to the west beneath West Dublin Drive and discharge in the Bradford Sullivan Ditch.

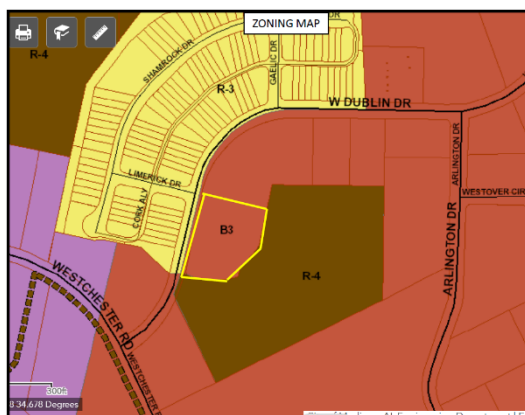


## **General Information**

**Background:** Not Applicable.

## **Future Land Use, Zoning, and Existing Land Uses:**

<b>TABLE 1 LAND USE AND ZONING INFORMATION</b>			
<b>Location</b>	<b>Future Land Use Map</b>	<b>Zoning</b>	<b>Existing Land Use</b>
Subject Site	C (Commercial)	B3 (General Business)	Vacant
North of Subject Property	<b>RHM (Residential High Density Multi Family) &amp; I (Institutional)</b>	B3 & M1 (Restricted Industrial District)	Vacant
East and South of Subject Property	RHM	R4 (Multi-Family Residential)	Apartment Complex
West of Subject Property (across West Dublin Drive)	RHM	R3 (High Density Residential District)	Single-family attached subdivision



**Conformance with Long Range Plans:**

1. Future Land Use Map  
The Future Land Use Map designates the property C (Commercial), and the underlying zoning and proposed development is compliant.
2. West Side Master Plan. Not Applicable
3. Growth Plan. Not Applicable
4. Parks & Recreation Master Plan. Not Applicable.

**Zoning & Subdivision Compliance:**

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

**Technical Review Committee:**

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

**Analysis**

Veracity Management Inc. is an umbrella management company that includes Integrity Services, which will occupy the subject property. Integrity Services is a full-service HVAC provider that has been a business in the City of Madison for 10 years and is currently located at 102 Commerce Circle. The new building will allow the company to expand and continue to be a City of Madison business. The site plan meets all applicable regulations and staff recommends approval.

**Attachments**

1. Recommended Technical Review Committee Contingencies for Veracity Management/Site Plan
2. Site Plan dated and received April 13, 2022  
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies  
Veracity Management                      Site Plan

**Planning Department**

1. Submit Outdoor Lighting Plan

**Engineering Department**

1. Need ADEM approval for proposed underground storm water storage.
2. A copy of the ADEM permit is required before site plan will be signed.

**Fire Department**

1. Note Occupancy Type.